

MINUTES
HISTORIC PRESERVATION COMMISSION
Monday, July 14, 2014
City Hall, Room 210
4:00 p.m.

MEMBERS PRESENT: Chairperson Roger Retzlaff, Vice Chairperson Jacqueline Frank, Ald. Mark Steuer, Jeanine Mead, Dave Boyce, Chris Naumann, Susan Ley

The meeting was called to order by Roger Retzlaff at 4:00 p.m.

1. APPROVAL OF MINUTES AND AGENDA

- a. Approve June 9 and June 24, 2014 Minutes

Motion made by Dave Boyce to approve the June 9 and June 24, 2014 Minutes, seconded by Jeanine Mead. Four in favor, two abstentions for the June 24 meeting minutes (J. Frank and Ald. Steuer). Motion carried.

- b. Modify and adopt agenda

Motion made by Ald. Steuer to approve the agenda, seconded by Jeanine Mead. All in favor. Motion carried.

2. DESIGN REVIEWS

- a. Review and discuss renovations at 702 S. Monroe Avenue

No representative appeared. Motion to postpone made by Ald. Steuer, seconded by Jacqueline Frank. All in favor. Motion carried.

- b. Review and discuss renovations at 633 Porlier Street

No representative appeared. Motion to postpone made by Jacqueline Frank, seconded by Dave Boyce.

Discussion: Ald. Steuer suggested Cheryl Renier-Wigg or someone else from the Community Services Agency appear to discuss this item.

All in favor. Motion carried.

- c. Review and discuss renovations at 631 S. Madison Street

Diane Wauters, property owner, appeared at the meeting. They would like to replace the chicken wire and lattice fence behind their garden. It borders the back of the garage and the property behind them. The new fence will be a typical dog-eared style, 6 feet in height.

Note: Susan Ley has now arrived.

Motion made by Chris Naumann to approve the renovations at 631 S. Madison Street, seconded by Ald. Steuer. Six in favor, one abstention (S. Ley). Motion carried.

d. Review and discuss renovations at 1136 S. Monroe Avenue

Kristin Frawley, property owner, appeared at the meeting. They would like to put a garden shed in the back corner of their yard. The shingles will match the roof color and the paint will match the house. Cedar shake shingles will be put at the peak on each side to match the look on their house and garage. There will be a 12 inch overhang on the sloped portion of the shed roof. Kristin indicated a design image they planned to use in the provided documentation.

Roger indicated the plans do not show a 12 inch overhang and she should make the contractor aware of this. It would be better if the eaves returned up at an angle and not be boxed out with a horizontal soffit as the drawings show. Kristin indicated that was her expectation of the design. She will need to confirm those details with her contractor. They will not have a cupola. The shed floor will be pressure treated wood over a gravel base.

Motion made by Ald. Steuer to approve the renovations at 1136 S. Monroe Avenue, seconded by Jacqueline Frank. All in favor. Motion carried.

e. Review and discuss renovations at 943 S. Madison Street

Justin Paton, property owner, appeared at the meeting. He wants to put up a 6 foot cedar privacy fence in the back yard. The fence will only be visible from the driveway section. The fence will have an 8 foot wide gate. This area has a lot of bushes and trees. The fence will have steel posts, wrapped in cedar. It will be stained the same color as the trim on his house.

Motion made by Chris Naumann to approve the renovations at 943 S. Madison Street, seconded by Jacqueline Frank. All in favor. Motion carried.

f. Review and discuss renovations at 401-409 Dousman Street

Chris Naumann recused himself from the decision to speak on the owner's behalf. This is in the Broadway Historic District and is called The Platten Place Project. Toho Properties is the developer. Twenty three upstairs apartments are being renovated. They are about 90% complete along with new store fronts. The discussion today is regarding signage maintenance work and framed fabric awnings shown to be added.

Regarding awning installation, they have been shown in the locations where accommodated in the original building design, but this places them below the 10 foot minimum height for overhead projections into the public way city code allows. This is an important issue because having them in an historically accurate position is important to being approved for historic tax credits.

One major concern of the commission members is the awnings causing a drip line. Roger commented, historically, fabric awnings over retail storefronts were for sun shading and would generally be retracted for inclement weather. Susan Ley prefers to go with historical accuracy of the awnings, as does Jacqueline Frank. Chris Naumann stated that a Wisconsin Historic Society architect (required to review and approve the design in order to receive historic tax credits) has insisted on the presented design for the awnings.

The top of the building will have painted wood signs that say "Platten Place" and "Advanced Aquarium." They will not be permanent fixtures and could be taken down in the future without difficulty should there be a change in tenant for the retail space.

Motion made by Dave Boyce to approve the renovations at 235-243 N. Broadway, expressing the following concerns and recommendations:

The signage on the parapet is acceptable but unattractive. The awning has the potential to disrupt the pedestrian environment. It should have snow retention. It creates a drip line in the walking area of the sidewalk. The angle of the awning is too steep and is not historically accurate. Having an awning in every bay does not appear historically consistent. Ald. Boyce feels having one continuous awning doesn't do justice to this building.

Chris Naumann stated that a state historical architect is involved in this project.

Motion seconded by Ald. Steuer. Four in favor, one recused (C. Naumann), two opposed (J. Frank, Ald. Steuer). Motion carried.

3. REPORTS

a. Archeological report on Larsen Green property (Chris Naumann)

Chris Naumann stated that at the last meeting, some of the audience members were challenging archeological sensitivities of the Larsen Green site.

Part of the Letter Agreement that is in place with On Broadway and the City of Green Bay outlines the process and procedure to handle archeological sensitive areas. This is based on a 2007 archeological survey that was part of the Metropolitan Sewerage District water conveyance study, which studied several sites around the county. The Larson Green/Fort Howard site was one of them.

In 2008, when the building currently occupied by Smet Construction was built, there were archeologists on site for the soil disruption. Chris has a copy of the report. All that was found were some rail line artifacts which have been submitted to archives.

The report basically states that for zones north of Kellogg, there aren't specifically known locations, but the same sensitivities taken here, should be followed and are part of the development agreement.

Jim O'Rourke and Jeffrey Gialdini have done research on this for years and believe they have roughly sited where all the facilities were when it was an historic fort.

4. **CORRESPONDENCE:** None.

5. **CONTINUING BUSINESS**

a. 2014 Awards: discuss awards ceremony for July 15 Council meeting

Invitations have been sent. The reception is at 6:15 tomorrow before the Council meeting. Discussion regarding the presentations. Dave Boyce volunteered to make the presentation for 125 S. Jefferson Street and Ald. Steuer to Economic Development.

b. Archeological value at Fort Howard site on Larsen Green property -- discussion

Roger asked the members if they wanted to make any statement regarding procedure for excavating the Larsen Green site and its potential archeological value.

Susan Ley would like green space indicating where the site was.

The HPC will discuss this again next month.

6. **NEW BUSINESS**

a. Review June building activity report

A motion to receive and place on file the June building report was made by Ald. Steuer, seconded by Jacqueline Frank. All in favor. Motion carried.

b. City Raze and Repair and Demolitions

Discussed pending raze orders, in particular 1250 Main Street. Ald. Steuer will obtain the history regarding this building.

7. **OTHER ANNOUNCEMENTS AND NEWS**

Roger stated that the moratorium on Wisconsin historic buildings tax credits has been lifted. Chris Naumann commented there is still some ambiguity regarding how buildings within historic districts will be treated.

Next month the HPC will have elections of officers.

Jacqueline Frank suggested the HPC keep an eye on 833 Jefferson Street. It is a residential home that is over 100 years old and has some unique architectural aspects. It has some significant water damage in the roof. It is currently empty.

8. **NEXT MEETING DATE:** August 11, 2014 at 4:00 p.m.

9. **ADJOURNMENT**

A motion to adjourn was made by Chris Naumann, seconded by Susan Ley. All in favor. Motion carried.